

Jarrettsville Community Area

Community Character

The Jarrettsville Area is located in the rural northwest part of Harford County and is bounded by White Hall Road, Little Deer Creek, and St. Clair Bridge Road to the north, Sharon Road and South Stirrup Run to the east, MD Route 23, Furnace Road, and Jarrettsville Pike to the south and the Harford/Baltimore County line to the west. The primary designated land use in the Jarrettsville Community Area is Agriculture; however, a portion of designated Rural Residential land use surrounds the Rural Village of Jarrettsville to the south. Jarrettsville, located at the intersection of MD Route 165 and MD Route 23, has an established core that provides basic goods and services to local farming operations and area residents. In addition to the designated Rural Villages of Jarrettsville and Cooptown, the small communities of Madonna, Blackhorse, Chrome Hill, and Federal Hill are contained within this area.

As is typical in the Piedmont region, the topography for the Jarrettsville area consists of gently rolling hills and numerous small streams. The many tributaries along the valleys in this community feed the Deer Creek, Winters Run, and Little Gunpowder Falls Watersheds; Deer Creek and Little Gunpowder Falls serve as two of the County's main trout streams. Deer Creek is a State-designated Scenic River. The headwaters of Winters Run, a tributary to the Bush River in the southern portion of the County, are found within the Jarrettsville area, and are addressed within the 2003 Bush River Watershed Management Plan. Implementation of this Management Plan will help to improve the water quality of the Bush River, as well as protect local tributaries.

At one time, the area was heavily wooded with deciduous trees; however, much of the forested areas have been cleared for farming or by logging operations. Considerable acreage within the area is still forested with mature oaks, hickory, tulip poplar, walnut and other hardwoods, necessitating the location of a Department of Natural Resources Ranger Station on the ridge at Madonna.

My Lady's Manor, an important reminder of colonial America, is partially located in this community area. The 10,000-acre tract was granted in 1713 to attract settlers to the inland region of what was then Baltimore County. This northwest region of the County was historically referred to as "The Forrest" or "Nodd Forrest" because of the area's extensive wooded wilderness. Inland agrarian settlement resulted in numerous 19th century remnant structures -- mills, churches, schoolhouses, residences, and farm buildings -- which are scattered across the landscape. Place names, such as the many rural roads and intermittent village names, are descriptive reminders of early area families, industries, and community focal points.

In the 2000 Census, the Jarrettsville community had a population of 9,802, which is 4.5% of the County's overall population (Figure 58). Between 1990 and 2000, the population in Jarrettsville increased by 5.6% (523 people). The population over age 50 showed the greatest increase growing by 52%, from 1,267 to 1,927. The 10 - 14 year old age group also showed significant increase, growing by 37%, from 687 to 941. There was also a significant decrease in population for the 0 - 4

year old age group and the 20 - 34 year old age group, both of which fell by 30 and 35% respectively. Households increased during this time by 8.5%, from 2,757 to 2,992.

Jarrettsville Demographic Profile: 1990 - 2000

	1990	2000	Percent Change
Total Population	9,279	9,802	5.64%
Total Households	2,757	2,992	8.52%
Median Household Income (in current \$)	\$50,397	\$65,695	30.35%
Employment	1,557	2,491	59.99%
Population By Race / Hispanic Origin			
White	8,998	9,481	5.37%
Black	230	194	-15.65%
American Indian/Alaska Native	12	18	50.00%
Asian/Hawaiian/Pacific Islander	33	35	6.06%
Other	5	18	260.00%
Population of 2 or more Races	NA	56	NA
Hispanic Population	30	48	60.00%

Figure 58

Throughout the County, household income is up 37%. The median household income for this area grew 30% in the last decade from \$50,397 to \$65,695. Households in this community earning over \$150,000 a year increased by 172%, while households earning less than \$50,000 a year decreased by 13%. Total employment in this area increased by 60% from 1,557 to 2,491.

Despite significant residential growth in the past 25 years, with the transformation of individual farms into low-intensity rural residential development, the Jarrettsville Community Area remains primarily agricultural. Farms provide grain, hay, orchard crops and pasture land for horses, dairy and beef cattle. Existing farming operations generally range from 40 to 80 acres, with some parcels in excess of 200 acres. Over 22% of the area has been protected from future development through permanent agricultural easements.

Maryland Routes 23 and 165 traverse the area. Segments of MD Routes 152 and 146 are also within the area, and are major commuter routes. Minor traffic congestion occurs during the morning and evening rush hours as residents travel to and from employment centers outside the community. The community has also experienced increased through-traffic from Pennsylvania. State roads within the community provide access for commercial properties and connect a network of County-maintained roads. Most of the County roadways are narrow, two-lane facilities with a macadam surface, although some low-volume gravel roads still exist.

The community has an active, well-equipped volunteer fire and EMS company with two fire stations. The stations, which are located on MD Route 165 in Jarrettsville and on MD Route 23 in the Blackhorse area, are emergency services operation centers and focal points for community meetings, social gatherings, and fundraising entertainment. The Harford County Sheriff's Northern Precinct is located within the rural village of Jarrettsville near the intersection of MD Route 23 and MD Route 165. Two public schools are located within the community area - Jarrettsville

Elementary and North Bend Elementary. Based on the October 2003 amendment of the Annual Growth Report, these schools are both operating at less than the APF standard for capacity. Middle and high school aged students in this community attend school at North Harford in Pylesville; both schools are operating at less than capacity. The Jarrettsville Post Office is located near the Jarrettsville Plaza on MD Route 165. The community will house a branch of the Harford County Public Library, west of the village of Jarrettsville on MD Route 23. Numerous churches serve the community. Other community-oriented groups include the Jarrettsville Lions Club with its popular and successful spring carnival and the Jarrettsville Recreation Council, which sponsors many recreational activities for people of all ages.

Some points of interest that attract people to the Jarrettsville area are Rocks State Park to the northeast and the popular Ladew Topiary Gardens to the south, just outside the area. The area surrounding Ladew Gardens offers a number of attractions to the equine enthusiast including the Jarrettsville-Fox Meadows Complex, the Elkridge-Harford Hunt Club, the Elkridge-Harford Pony Club, and the Sunday afternoon polo matches sponsored by the Maryland Polo Club. During April each year, the Elkridge-Harford and My Lady's Manor Steeple Chase races are held nearby, attracting people from across Maryland and the surrounding states. In 2003, the Department of Parks and Recreation acquired the Rutledge property in Jarrettsville. The thirty-five acre parcel, to be known as the James B. Rutledge, Jr. Memorial Park, is located on MD Route 23 near Madonna and is envisioned as a active open space facility that will service the Jarrettsville and Norrisville Community Areas.

Plan for the Area

Fundamental issues in this community area are maintaining the rural village atmosphere. This can be accomplished through proper zoning/zoning enforcement and design standards. Preserving agriculture and environmental and historically sensitive areas, while also managing cut-through traffic and truck traffic, will help maintain the rural village of Jarrettsville as the social and commercial focal point of the community.

The primary designated land use in the Jarrettsville area is Agriculture, with a small portion of Rural Residential in, and to the south of, the Jarrettsville Rural Village. Because the goal of this Plan is to maintain the rural character of this community, and because studies indicate that there is sufficient capacity to meet projected growth needs, the Rural Residential area will not be expanded. Concentrated agricultural preservation efforts above the Jarrettsville Village Center are also supported by this Plan.

The development of village design standards are supported to help protect the rural character of this community. These design standards should make development and redevelopment compatible with the rural heritage of the area and promote pedestrian accessibility. Design standards should also apply to existing business areas outside of the designated rural village. New uses should be aesthetically pleasing and compatible with the existing rural atmosphere of the area. Studies indicate that there is adequate commercially zoned land to meet the immediate and foreseeable retail and service needs of the community. No additional commercial zoning will be supported within the community area unless further analysis determines that there is a need for additional commercial

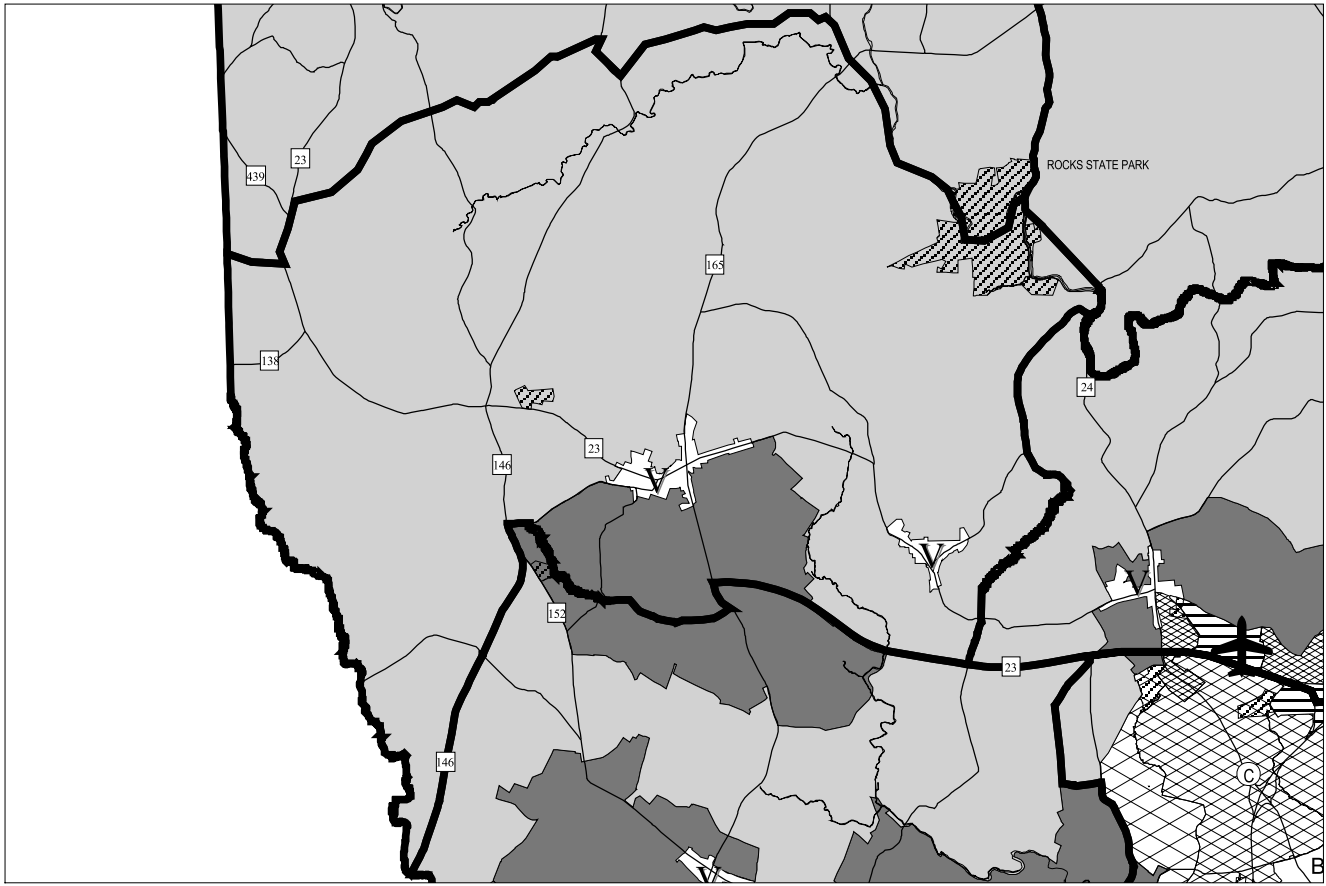
land. Additional zoning changes will also be subject to a technical analysis to ensure that the proposed change will not have an adverse impact on the community.

Preservation of agriculture, historic landmarks, and environmentally sensitive areas within the Jarrettsville Community Area is a priority. Preservation efforts have been enhanced with the implementation of Smart Growth policies. Over 5,900 acres of farmland has been preserved in Jarrettsville and additional preservation areas are anticipated. A portion of The Manor Rural Legacy Area and the Lower Deer Creek Valley Rural Legacy Area are located within this Community Area.

Any expansion of the existing road network should focus on serving local residences and businesses as opposed to encouraging through-traffic. The State Highway Administration and the County should examine the increase in truck traffic into the area.

A key objective for the area is to increase the role of the Jarrettsville Rural Village as a focal point for commercial, social, and recreational activities of the agricultural community and area residents. Creation of trails, bike paths/bike lanes, and stream valley parks that connect residential neighborhoods to each other, and to the Rural Village, is encouraged.

Jarrettsville, as a designated Rural Village, is a Priority Funding Area, allowing the village to receive State funding in support of economic development. Commercial land uses such as specialty shops, day care centers, markets, and professional services that serve the community are encouraged within this center. Such development should be of a size, style, and location that is compatible with existing uses and that enhances the rural characteristics of the Rural Village. Development of public facilities such as a park, social center, and park-and-ride lots are desired in the Rural Village as well.



Jarrettsville Community Area

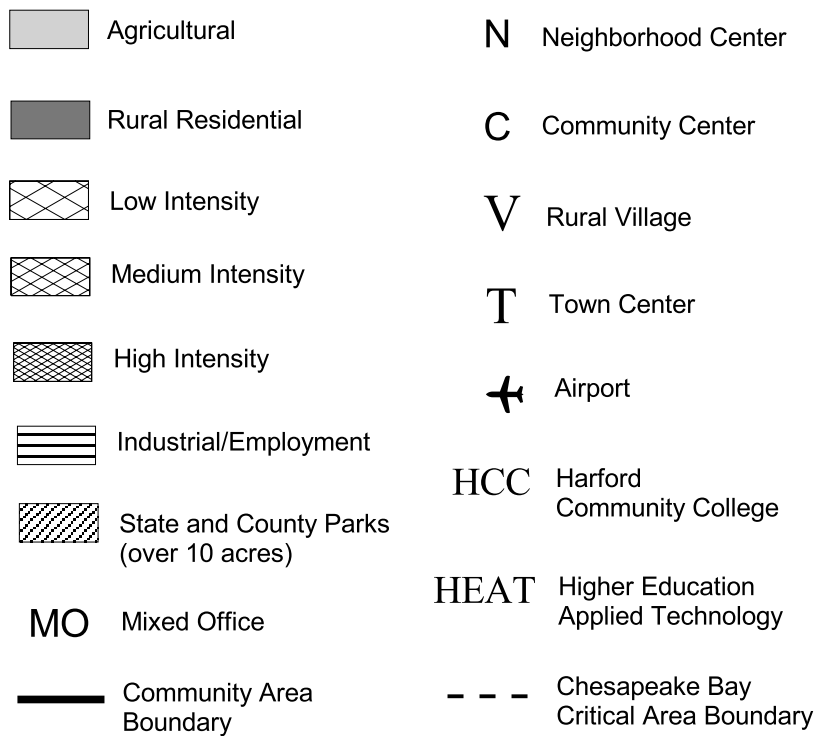
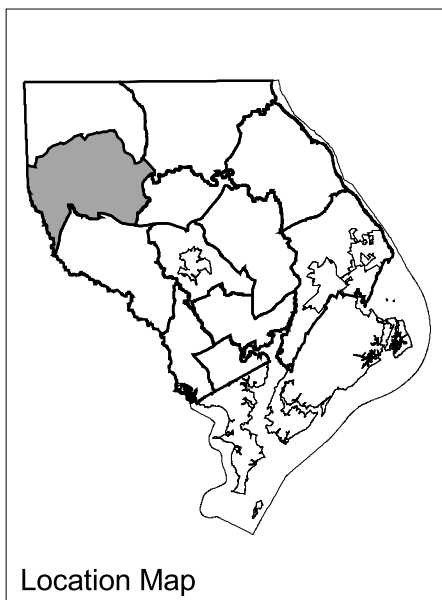


Figure 59 

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